

CARMEL TECHNICAL ADVISORY COMMITTEE MEETING MINUTES

Date: Wednesday, May 19, 2010

Place: Dept. of Community Services Conference Room, 3rd Floor, Carmel City Hall

Time: 9:00 AM

9:00 a.m.

Docket No. 10040009 DP/ADLS: Turkey Hill Minit Markets

The applicant seeks site plan and design approval for a mixed use building with office, retail, and fuel station uses. It is located at the northeast corner of Range Line Rd & Carmel Dr. -- the former Pizza Hut site. The site is zoned B-8/Business and lies within the Carmel Dr. - Range Line Rd. Overlay. Filed by Steve Fuller of TH Midwest Inc.

Eric Carter and Jamie Shinneman with Weihe Engineering and Jon Dobosiewicz with Nelson and Frankenberger were present.

Chris Ellison-Carmel Fire Department

Utility Changes anticipated

-possible they will need to change to a 4 inch pipe rather than a 2 inch pipe

Additional Fire Hydrants

-No plans for additional ones

Greg Hoyes-Hamilton County Surveyor Office

Not one of their water shed so can not conduct a storm review

Shirley Hunter-Duke Energy

Passed out contact information

Switch gear located on adjacent site in Southeast corner

-NOT able to be lowered below ground (no vaults for power cables)

David Littlejohn-DOCS-Alternative Transportation

Sent review letter, Received response from Eric, No additional comments

Daren Mindham-Urban and Forestry

Reviewed Landscape Plans, No comments

Angie Conn-DOCS

Sent review letter, waiting for reply

-Jon to send response in regards to elevations from Architects

Carmel Engineering (Comments given by Angie Conn)

Sent review letter, no comments

Trudy Weddington-DOCS-Building and Code Services

Demo permit for existing structure must be submitted before new structure permit can be filed

Separate permits to be filed for the building (main structure) and canopy (accessory structure)

No permit needed for City of Carmel for underground gas tanks

END

9:15 a.m.

220 N. Rangeline Residential

The applicant seeks the following use variance approval:

Docket No. 10040007 UV: Appendix A: Use Table -- Residential/mixed use in B1 District

The site is located at 220 N. Rangeline and is zoned B1/Business within the Old Town Rangeline Road Subarea. Filed by Joseph B. Sheets of JBS Holdings, LLC.

Petitioner did not attend.

General discussion from TAC committee members:

Business use on first floor with residential use on second floor

Change zoning classification to residential with mixed use

Need more definitive plan before can discuss in more detail

Chris Ellison-Carmel Fire Department

Mixed use classification may require occupancy separation (fire wall/ceilings)

Hard to define with too many variables

Trudy Weddington-DOCS-Building and Code Services

Permits will need to be filed for remodel

END

Note: The items below were emailed to TAC members for review, but will not appear on a TAC agenda:

Docket No. 10040003 SP: Orin Jessup Land Company's 1st Addition, lots 142(pt)-144 – Howard House, Inc. The applicant seeks to replat 2.5 lots into 1 lot, on 0.31 acres, at 10620 Bellefontaine St. The site is currently zoned R-3/Residence, pending a rezone to the B-7/Business Zoning Classification, within the Home Place Business District Overlay. Filed by the Barker Law Offices, on behalf of Howard House, Inc.

Docket No. 10040004 Z: Orin Jessup Land Company's 1st Addition, lots 142(pt)-144 – Howard House, Inc. The applicant seeks approval to rezone 0.31 acres at 10620 Bellefontaine St., from R-3/Residence to B-7/Business Zoning Classification, within the Home Place Business District Overlay. Filed by the Barker Law Offices, on behalf of Howard House, Inc.

General discussion from TAC committee members:

Transforming 2.5 lots into 1 lot for business use. Currently zoned for residential use.

Need more definitive plan before can discuss in more detail